What is mass timber, and how can it help?

Jeff Spiritos, Principal, Spiritos Properties

ABSTRACT
As a long-standing property developer, Jeff Spiritos has turned to building only mass timber buildings. Mass timber structural systems are the only way to build a truly healthy building. Taking the renewable resource of trees and storing their carbon in our structures makes that happen. We will touch on what mass timber is, share the myriad benefits of mass timber, and then present a picture of what is happening in the US and the World. Our firm was the developer partner for 475 West 18th Street, the east coast winner of the USDA/SLB/BSLC 2015 national tall wood building competition, and although the building did not get built due primarily due to the discomfort of the NYC Fire Department, that project, plus the west coast winner, Framework, have played a role in mass timber building’s rather speedy uptake. 90% of the US’s multistory residential buildings are 12 stories or less and the percentage is 80% for multistory commercial construction, right in mass timber’s sweet spot. We will overview the construction benefits, touching on fairly recent US code changes and the holistic costs of building with mass timber, compared to concrete and steel, while sharing some detailed information and analysis about one of our projects currently in design.

BIOGRAPHY